

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

July 2, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Schneider, Steele, Sims and Suffredin (15)

Absent: Commissioners Claypool and Maldonado (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

287563 DOCKET #8281 – G. JOHNSON, Owner, Application (No. V-07-55): Variation to reduce right side yard setback from 10 feet to 2 feet (existing) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of James Court, approximately 140 feet north of Ferwood Drive in Maine Township, County Board District #9. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of Communication No. 287563. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

301485 DOCKET #8534 – F. MAIZER, Owner, Application (No. V-09-26): Variation to reduce left side yard setback from 10 feet to 8.5 feet to rebuild a single family residence on existing foundation in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the north side of Shotkowski Drive and west of Cheshire Road in Hanover Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301486 DOCKET #8535 – B. FUDALA, Owner, Application (No. V-09-27): Variation to reduce rear side yard setback from 39 feet (V-06-96) to 32 feet for a deck in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Marion Street, approximately 201 feet south of Lunt Avenue in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301487 DOCKET #8536 – P. WISNIEWSKI, Owner, Application (No. V-09-28): Variation to reduce corner side yard setback from 15 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the southeast corner of Palmer Avenue and Scott Street in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301488 DOCKET #8537 – S. CHAPMAN, Owner, Application (No. V-09-29): Variation to reduce right side yard setback from 10 feet to 7 ~~feet~~ inches for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the southwest corner of Allison Court and Julie Drive in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301489 DOCKET #8538 – NEWPORT SQUARE CONDO ASSOCIATION, Owner, Application (No. V-09-30): Variation to increase height of fence from 3 feet to 6 feet and 7 feet in the R-7 General Residence District. The subject property consists of approximately 4.68 acres, located on the southwest corner of Nichols Road and Route 53 in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301490 DOCKET #8539 – WALLY MROSZCZAK, Owner, Application (No. V-09-31): Variation to reduce left side yard setback from 10 feet to 2 feet (existing); and reduce rear yard setback from 5 feet to 4 feet (existing) for a proposed carport addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the east side of Lotus Avenue, approximately 50 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301491 DOCKET #8540 – E. SCHROEDERUS, Owner, Application (No. V-09-32): Variation to reduce corner side yard setback from 15 feet to 9.7 feet; and reduce front yard setback from 26 feet (@20%) to 23 feet for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the southeast corner of Knollwood Lane and Holly Lane in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301492 DOCKET #8541 – R. PATRICK, Owner, Application (No. V-09-33): Variation to reduce rear yard setback from 50 feet to 39 feet 5 inches for a rear addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the east corner of Howard Avenue, approximately 152 feet north of 60th Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Steele, moved the approval of Communication Nos. 301485, 301486, 301487, and 301488 as amended, 301489, 301490, 301491 and 301492. The motion carried unanimously.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

301493 MARIA AMANDA SAAVEDRA, Owner, 904 Noth Roy Avenue, Northlake, Illinois 60164. Application (No. SU-09-11; Z09048). Submitted by Same. Seeking a SPECIAL USE, in the R-5 Single Family Residence to operate a private home day care service licensed by the State of Illinois in Section 29 of Leyden Township. Property consists of 0.20 of an acre located on the west side Roy Avenue, approximately 68 feet north of Diversey Avenue in Leyden Township, County Board District #16. Intended use: To operate a home day care service.

Commissioner Goslin, seconded by Vice Chairman Murphy, referred the New Application to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Steele moved to adjourn, seconded by Commissioner Moreno, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary